

FINAL SUBDIVISION & SITE PLAN APPROVAL

The Developer shall submit **11 copies and a reproducible mylar of the subdivision** with related application and reports to the Building Inspector for final approval within the period contained in the resolution approving the Final Plan. In the event the final plan isn't submitted in this specified period, the Final Plan approval granted may be revoked. The procedure for final approval is parallel to the process for preliminary approval as outlined in 165-100 except the Planning Board may wave the Public Hearing at their discretion.

After the Planning Board has granted final approval and before the final signatures are placed on the plat, the Developer shall enter into an agreement with the Town for the subsequent completion of the platted improvements. The Developer shall submit with the tender of dedication and deeds to all streets and easements an irrevocable letter of credit so as to assure the proper and timely completion of the required improvements.

A letter of credit furnished for the installation of the required improvements shall be in the amount fixed by the resolution of the Planning Board and shall be approved by the Town Board as to form, sufficiency and manner of execution. The letter of credit shall be issued in favor of the town of Farmington and shall assure the complete installation of the required improvements within such period, not longer than three (3) years, as shall be fixed by the Board. The Board, with the consent of all parties to the letter of credit, may extend such period upon written application of the Developer filed with the Town Clerk Prior to the date of expiration or upon its own motion at any time prior to the date of expiration or upon its own motion at any time prior to a declaration of a default in the letter of credit by the Town for an initial minimum period of one (1) year.

The Planning Board may, in acting on a Final Plat, make their approval subject to specific conditions set forth by the approval resolution and the plat may not be filed with the County Clerk, but must await the signature of a Planning Board Official which shall be affixed only after the foregoing conditions have been met to the Board's satisfaction. The Developer shall have 180 days to meet the conditions, extendable by the Board up to two additional ninety (90) day periods if the Board's opinion particular circumstances warrant such extension.

The approval by the Planning Board of a plat showing lots, blocks or sites, with or without streets or highways, or the approval by the Board of the development of a plat or plats already on file in the office of the Ontario County Clerk or the certificate of Farmington as to date of submission for which no hearing was duly held, or the date of the hearing for the approval or disapproval of such plat as the case may be, and the failure of the Planning Board to take action thereon within the time prescribed, shall expire sixty (60) days from the date of such approval or of such certificate, unless within such sixty (60) day period such plat or a section thereof shall have been duly filed or recorded by the owner in the office of the Ontario County Clerk.

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If the owner shall file only a section of an approved plat within such sixty (60) day period, such section shall encompass at least ten percent (10%) of the total number of lots contained in the approved plat and the approval of the remaining sections of the approved plat shall expire unless said sections are filed before the expiration of the exemption period to which such plat is entitled under the file only a section of such approved plat in the office of the Ontario County Clerk, the entire approved plat shall be filed within sixty (60) days of the filing of such section with the Farmington Town Clerk.

The subdivider shall tender offers of cession in a form certified as satisfactory by the Town Attorney of all land included in streets, highways or parks, not specifically reserved by him, but approval of the plan by the Planning Board shall not constitute an acceptance by the Town of the dedication of any street, highway, park or other public open space.

Between the interval of Preliminary and Final approvals of the subdivision plat, the Developer shall petition the Town Board for the creation of the districts or extensions as necessary for a given development:

- a. Sanitary Sewer Improvement Area
- b. Storm Drainage Districts
- c. Water Districts
- d. Lighting District
- e. Any other District required for a particular development

In order to preserve the continuity and format of the application of the districts to the various governing authorities, the Town Attorney and Town Engineers shall prepare the necessary documents and maps and the Town Clerk will be responsible for publication and filing requirements. All costs for the formation of these districts shall be paid for by the Developer to the Town within thirty (30) days of its receipt of a bill therefor.

Required special improvement districts must be extended or created by the Town Board before the signature of the official of the Planning Board may be affixed to the approved plan

The installation of improvements and development of any subdivision shall be subject to inspection at all stages by representatives of the Town of Farmington and for such purposes free access shall be accorded and requested information shall be promptly submitted. All costs of inspection, including testing of materials, shall be paid for solely by the Developer. A sufficient sum shall be provided by the Developer in either the letter of credit or cash for the project inspection costs.

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The attached **CHECKLIST** is for use by the applicant (or agent) and Town Staff as a guide to insure that all necessary information has been provided on the plans. The applicant (or agent) shall complete ALL items. Should an item not be applicable, please indicate N.A. and explain.

If the set of required documents is incomplete, your application will not be placed on the Planning Board Agenda

Prepared for: _____
Name of Developer _____ Date _____

Developer's Address & Telephone Number

Prepared for: _____
Name of Consultant _____ Date _____

Consultant's Address & Telephone Number

Farmington Town codes

___ Section 165-100 Site Plan application check list

___ Section 144 Subdivision check list